

**PUBLIC HEARING**  
**Clifton Town Council**  
Minutes/Comments

July 21, 2015

2:00 pm

Clifton Town Hall, 510 N. Coronado Blvd., Clifton, Arizona

The Town Council of the Town of Clifton held a public hearing pursuant to A.R.S. § 9-462.04 to receive public comment on an application submitted by SimonCRE Null Development V. LLC seeking approval of a zone change from Residential (R-2) to Commercial (CC-1), on a parcel of land consisting of approximately 37,063 sq. ft. The purpose of this application is to request a formal zoning designation change to Commercial CC-1. The property lies **at 540 Chase Creek Street (the cave bar), Parcel #200-67-083**. The property is located in the SE quarter of Section 25, Township 4 South, Range 29 East of the Gila and Salt River Meridian, Greenlee County, Arizona. The project area is located within the Clifton Town limits.

Mr. Jeff Lee, Vice President of SimonCRE Development was available for questions via telephone.

Code Enforcement Officer, Diana Garrity explained that the current zoning of the property is residential even though the current business “The Cave Bar” has continued to operate within the zone under a grandfathered status. She further explained that the grandfathered status would bring restrictions to the proposed development as proposed by SimonCRE for a Dollar General Store. This has prompted them to seek the formal zoning change to a CC-1.

Mr. Lee also provided information on the proposed planned primary exit point off U.S. Highway 191 which was a concern for product delivery.

There being no further comments or discussion, the Public Hearing was adjourned at approximately 2:14 p.m.

**Minutes  
Town of Clifton  
Town Council Special Meeting  
July 21, 2015  
2:15 p.m.**

**Members Present**

Felix Callicotte, Mayor  
Luis Montoya, Vice Mayor  
Barbara Ahmann, Council Member  
Ray Lorenzo, Council Member  
Roy Tyler, Council Member  
B. Waddell Reyes, Council Member  
Ray West, Council Member

A quorum was present.

**Call to Order:** The meeting was called to order by Mayor Felix Callicotte followed by the Pledge of Allegiance.

**New Business**

**Discussion and/or action to consider the recommendation of the Town of Clifton's Planning and Zoning Commission regarding the application submitted by SimonCRE Null Development V. LLC who is seeking approval of a zone change from Residential (R-2) to Commercial (CC-1). Property location is at 540 Chase Creek Street (the cave bar), property parcel #200-67-083:** Representing the town's Planning and Zoning Commission was Chairman John Freida. He reported that the Planning and Zoning Commission had met on July 20, 2015 to consider the application for a zone change as requested by SimonDRE which is required by the town's planning and zoning ordinance. He explained that Mr. Lee had provided a power point presentation to explain the planned development for the affected parcel. Chairman Freida reported that the Commission unanimously recommended the request to amend the zoning for the parcel from residential to commercial. He further reported that the commission received no negative comments on the proposed application.

Vice-Mayor Luis Montoya made a motion to accept the recommendation by the town's Planning and Zoning Commission and move forward with the process. Second to the motion was made by Council member Barbara Ahmann. Motion carried.

**First Reading of Ordinance No. 02-2015: Zoning Amendment Changing Property at 540 Chase Creek from Residential (R-2) to Central Commercial (CC-1).** Town Clerk, Espie Castaneda read the title paragraph of the ordinance as required in the adoption process.

**Discussion and/or action on the purchase of real property:** Town Manager, Ian McGaughey recalled that during the last discussion of this item, Council had been provided with the property

inspection report and asked staff to seek possible quotes to address the cost to make the repairs to the home prior to making a final decision on the purchase. Mr. McGaughey reported that staff had obtained two very diverse quotes from two contractors.

Comments from members of the Council included concern about the disparity of the quotes and also expressed their concern on the pending issue of the town's budget and prior discussion of utilizing the town's fund balance. It was the consensus of the council to not move forward with the purchase of the property.

Motion to cancel the purchase offer for the real property on Chase Creek was made by Council member Ray West. Second to the motion was made by Council member Roy Tyler. Motion carried.

**Adjournment:** Motion to adjourn was made by Vice-Mayor Luis Montoya, second to the motion was made by Council member Ray Lorenzo. Motion carried.

Meeting adjourned at approximately 2:30 p.m.